

## **Proposal Summary / Letter of Rationale**

Address: 3575 Elliott Road, West Kelowna, V4T 1N9

Owners: Victoria Charlotte Miles-Turner and John Jacob Michael Turner

Date: September 19, 2022

### **Reason for Development Application:**

**For site-specific text amendment to allow for specific use on a property while maintaining the same zoning (in order to utilize three small units on the property)**

### **Current Use of Property: ZONING RC1 - WESTBANK CENTRE COMPACT RESIDENTIAL ZONE**

This house is currently being used by the property owners, Victoria Charlotte Miles-Turner and John Jacob Michael Turner, as their primary residence. The was bought in March 2021 and came with three liveable units: upstairs 2 bedroom suite, downstairs 1 bedroom suite, and a 1 bedroom / bachelor carriage house.

### **Proposal Use of Property: SITE-SPECIFIC TEXT AMENDMENT TO RC1**

This lot has the space and buildings appropriate to accommodate three (3) small units. There are currently three liveable units: upstairs 2 bedroom suite, downstairs 1 bedroom suite, and a 1 bedroom / bachelor carriage house. It would be ideal to use all 3 units that are already on this property. This development application is to propose a site-specific text amendment to allow 3 unit use.

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### **Pictures of the Property**

*Note: The small blue shed has now been removed.*



*Pictured: Back of property featuring the main house with private backyard porch for upstairs unit (private parking in front), downstairs unit with private backyard and parking spaces, and carriage house (longer structure to the left) with private parking and private backyard space.*

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## Why Should this Development Proposal be Approved?

### 1. **No Major Building is Necessary, Just Approval**

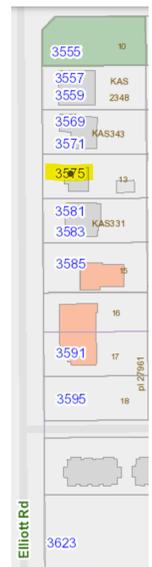
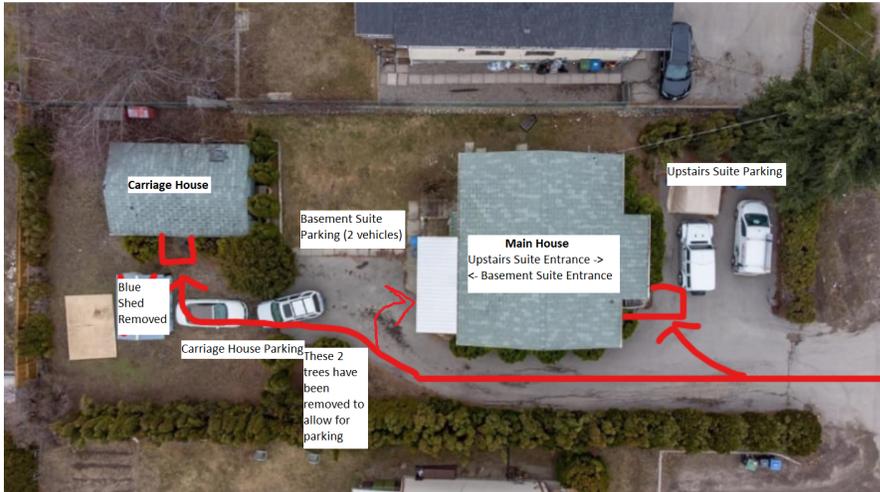
As mentioned above, there are currently three liveable units: upstairs 2 bedroom suite, downstairs 1 bedroom suite, and a 1 bedroom / bachelor carriage house. This proposal is not asking to develop or do major building, rather it is asking to use the structures that are already built with full electricity, plumbing, and that all follow proper building codes. It would be ideal to use all 3 units on this property that equal 4 bedrooms total.

### 2. **Adequate Space on Lot - parking, green space, entrance ways and number of people**

This large lot was previously divided to support 3 small units, rather than one or two large ones. While 3 units may sound like a lot, please note that each unit is small in size (1-2 bedrooms max.) and therefore would not accommodate more people than one typical 4-bedroom house would. 3575 Elliott is easily the smallest house on this street, even though it is the same lot size as other larger duplex homes (see point 4). This lot can provide adequate parking (including visitor parking - see point 6), green space, has separate entrance ways, and all three units at full capacity would still only equal 4 bedrooms total.

### 3. **Adequate Access / Egress**

Each unit has its own designated entrance way, parking spot, and driveway from Elliott Road that does not interfere with each other. Entrance to the main house is at the front facing Elliott Road (front door facing west), basement / secondary suite door faces east, and carriage house door faces south. These separate units have adequate space to access private units and parking spaces. See photo (below).



### 4. **Lots surrounding have previously been developed for multi-family units with same lot size**

The lots surrounding 3575 Elliott Road have previously been approved for “duplex” / multi-family use and have multiple large families living there on the same sized lot as this application. 3575 Elliott Road is actually the *only* house on this street (between Main and Bering) that has not been allowed higher density use - this goes to show that there is clearly a great need for more liveable spaces in this area. Since houses on either side have been approved for higher density with the same sized lots, there should be no reason to disprove this text-amendment application based on neighbourhood density (see photo ->)

5. **Issues in the City of West Kelowna - lack of affordable small rentals**

Furthermore, approving this application would also help with some of the ongoing issues with the growing city of West Kelowna by providing more affordable housing. There is a rental crisis that is growing in this city and by allowing this development application to be approved, it allows homeowners to provide more available units at an affordable price.

6. **Issues in the City of West Kelowna - lack of parking, specifically on Elliott Road**

There have been multiple large condos going up in this area who have failed to provide adequate parking on Elliott Road - this has been a consistent complaint from many of the neighbours in this area. Elliott Road is packed with cars looking for parking spaces and blocking farmer's businesses, however, this wouldn't be an issue for this development proposal, as there are enough spaces to fit 5 small cars on this lot comfortably (3 small cars in front of house, 2 vehicles behind the house, totalling 5 available parking spaces for 4 available bedrooms).

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**About the Owners**

*This is our very first home and only property that we own. We are responsible homeowners who live on this property and who care very much for this lot and neighbourhood. We would make sure that there is adequate space for everyone without overfilling the small units so that it could provide a good quality of living for everyone. We have chatted with the neighbours behind and beside us prior to applying for this development proposal, and all of these neighbours have shown their support (we can bring in letters as necessary as proof of this support). We are active members of the community of West Kelowna: Victoria is a school teacher at Mount Boucherie Secondary and John Jacob is an entrepreneur with his own construction business. We would like nothing more than to add to the prosperity and beauty of this amazing City of West Kelowna, the place we call home. We are applying to the city so that these units may be authorized and legally used. Furthermore, we are not a large company looking to make lots of money off of the current rental crisis, but rather two individuals who see the need for more rental units, have these units already available with parking / green spaces, and could use the mortgage to help. This would also be a win-win situation for potential renters, as we could provide more affordable rental housing options for this community should this proposal be approved. We sincerely appreciate your work and consideration in reviewing this text-amendment development proposal. Thank you.*



**Victoria and John Jacob Turner**

Victoria Miles-Turner  
[Redacted]  
[Redacted]

John Jacob Turner  
[Redacted]  
[Redacted]

